

August 21, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08PD0112

Clearwire US, LLC

Dale Magisterial Districts
West line of Salem Church Road

REQUEST: Substantial Accord Determination to permit a communications tower in an Agricultural (A) District.

PROPOSED LAND USE:

A communications towers, incorporated into an existing electrical transmission structure, and associated improvements are planned.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposal conforms to the Public Facilities Plan and Tower Siting Policy.
- B. The Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

GENERAL INFORMATION

Location:

Fronts the west line of Salem Church Road, north of Bellmeadows Road. Tax IDs 777-670-8295 and 778-671-Part of 2430.

Existing Zoning:

A

Size:

0.2 acre

Existing Land Use:

Single family residential and electrical transmission structure

Adjacent Zoning and Land Use:

North - R-12; Single family residential or vacant
South - A and R-7; Single family residential or vacant
East - R-9; Single family residential or vacant
West - A and R-12; Single family residential or vacant

UTILITIES; PUBLIC FACILITIES; AND TRANSPORTATION

The proposed use will have no impact on these facilities.

ENVIRONMENTAL

If more than 2,500 square feet of land is disturbed, a land disturbance permit must be obtained from the Department of Environmental Engineering.

COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower. Once the tower is in operation, if interference occurs, the owner/developer will be required to correct any problems.

COUNTY AIRPORT

A preliminary review of this proposal indicates, that given the approximate location, and elevation of the proposed installation, there will be no adverse affect on the County Airport.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for residential use of 1.0 - 2.5 dwelling units per acre.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that energy and communications uses should be co-located, whenever feasible, to minimize impacts on existing and future areas of development.

Area Development Trends:

Surrounding properties are zoned residential and agricultural and are occupied by residential uses, Dominion Power transmission lines or are vacant. It is anticipated that residential uses will continue in the area, as suggested by the Plan.

Development Standards:

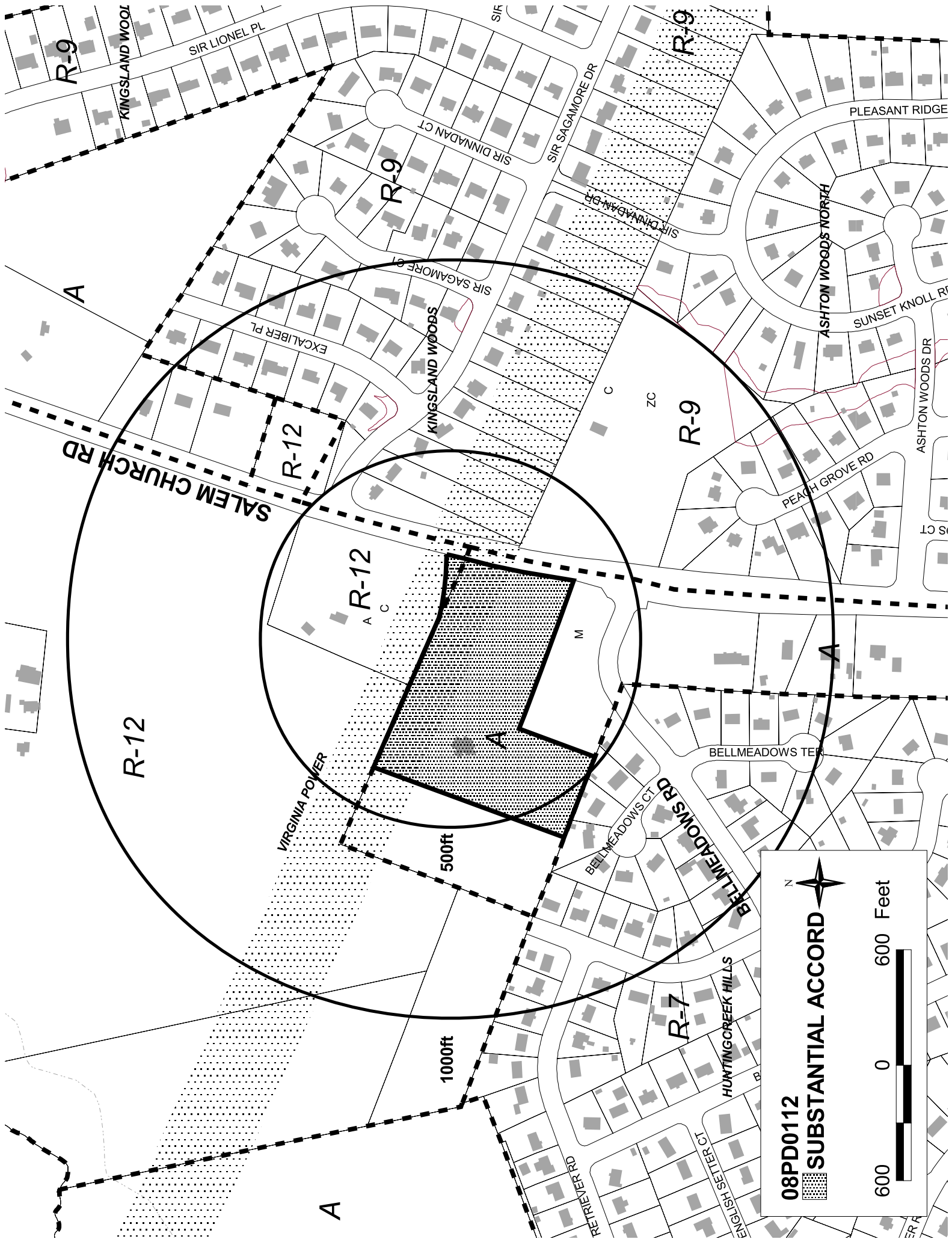
The Zoning Ordinance allows communications towers within Agricultural and Residential Zoning Districts provided that antennae are co-located on electric transmission structures; flush-mounted; restricted to a maximum height of twenty (20) feet above the height of the transmission structure; and gray or other neutral color. The antenna is proposed to be co-located on the electrical transmission structure on the portion of the request property zoned Agricultural (A). Part of the access to the site is located on the portion of the request property zoned Residential (R-12).

CONCLUSION

The proposed communications tower satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the Public Facilities Plan suggests that communications towers should be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible. The communications tower will be incorporated into an existing permitted electrical transmission structure. The addition of the communications facilities into the structure of the existing transmission tower does not generate a visual impact that is significantly greater than the visual impact of the existing electrical transmission tower. This co-location will eliminate the need for an additional freestanding communications tower in the area, thereby minimizing tower proliferation. In addition, the Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

Given these considerations, approval of this request is recommended.

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R-9

KINGSLAND WOOD

SIR LIONEL PL

R-9

SIR DINNADAN CT

SIR SAGAMORE DR

R-9

PLEASANT RIDGE

ASHTON WOODS NORTH

SUNSET KNOLL RD

ASHTON WOODS DR

S CT

PEACH GROVE RD

R-9

ZC

KINGSLAND WOODS

EXCALIBUR PL

R-12

SALEM CHURCH RD

R-12

R-12

A C

M

VIRGINIA POWER

500ft

1000ft

BELLMeadOWS CT

BELLMeadOWS RD

BELLMeadOWS TER

R-7

HUNTINGCREEK HILLS

ENGLISH SETTER CT

RETRIEVER RD



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SUBSTANTIAL ACCORD

600 0 600 Feet



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